



REPLY TO
ATTENTION OF

DAIM-ZA

DEPARTMENT OF THE ARMY
ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT
600 ARMY PENTAGON
WASHINGTON, DC 20310-0600



APR 24 2003

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Military Construction, Army (MCA) Projects and One-for-One Demolition

1. References

a. Office of the Assistant Secretary of the Army (Installations & Environment) memorandum, subject: Policy on Demolition of Facilities, dated 31 January 2003 (Enclosure 1).

b. AR 415-15, Army Military Construction Program Development and Execution, dated 4 September 1998, Appendix K-36 (3).

2. This memorandum supersedes the requirement in AR 415-15, which limits MCA demolition to the same installation as the new construction. When demolition is not possible on the installation where the construction will occur, the Installation Management Agency (IMA) will identify the installation where the one-for-one demolition will occur.

3. In accordance with references a. and b. above, an equal amount of facilities will be disposed of or demolished for each square foot of new construction. Demolition may be funded with MCA or Operations and Maintenance, Army (OMA), to include the Facilities Reduction Program (FRP). During execution of the project, demolition cannot be removed from the scope of the project to offset unanticipated costs.

4. Regardless of the disposal method or type of funds used, the Garrison Commander must document the installation, building number, and square footage of disposed of or demolished facilities on the DD Form 1391. Instructions for documenting the demolition and/or disposal are located in enclosure 2.


5. The IMA will track facilities demolition and disposal and will report to HQDA annually. Guidance will be issued at a later date.

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6. The point of contact for this action is Richard Murphy, 703-692-9209, email Richard.O.Murphy@hqda.army.mil.

2 Encls


LARRY J. LUST
Major General, GS
Assistant Chief of Staff
for Installation Management

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SUBJECT: Military Construction, Army (MCA) Projects and One-for-One Demolition

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DEPARTMENT OF THE ARMY
ASSISTANT SECRETARY OF THE ARMY
INSTALLATIONS AND ENVIRONMENT
110 ARMY PENTAGON
WASHINGTON DC 20310-0110



January 31, 2003

REPLY TO
ATTENTION OF

MEMORANDUM FOR THE ASSISTANT CHIEF OF STAFF FOR INSTALLATION
MANAGEMENT
DIRECTOR, ARMY NATIONAL GUARD
CHIEF, ARMY RESERVE

SUBJECT: Policy on Demolition of Facilities

Current Army policy (AR 415-15) requires disposal of an equivalent square footage of facilities to offset footprint added to the inventory. In meeting this requirement, buildings must be designated for demolition and the source of funds must be specifically programmed. During execution, elimination of demolition should not be employed as a method to offset unanticipated costs.

Request you establish a tracking system to ensure this policy is fully implemented.


Mario P. Fiori

Documentation of One For One Demolition

All demolition associated with Military Construction, Army (MCA) projects will be documented as follows:

1. MCA Funded Demolition: Structures demolished with MCA funds to meet the one-for-one requirement will be documented in three areas of the DD Form 1391.

a. The square footage and cost per square foot to demolish (vertical construction only) shall be entered as a line item under the Site Improvement/Demolition subsection of the cost estimate in Section 2, Block 9. To correctly annotate the line item as MCA funded demolition, enter a space then a capital "D" (without quotes) at the end of the line item description. This will cause the cost to appear within the bowlegs of the Demolition portion of the summary line on the front page of the DD Form 1391.

b. In "Block 10", Description of Proposed Construction, identify in simple narrative form the square footage that will be demolished using MCA funds. For Example, "Demolish a total of 25,000 SF using MCA funds."

c. Tab H, Accommodations and Disposal, identify all facilities on your installation currently meeting the specific mission requirement of the project. Identify the buildings by Building Number, square footage, and the disposition: retained (R), or demolished (D). Demolition of permanent facilities must be explained in the text section of the Tab along with the program year in which the facilities are scheduled for demolition. For example, "Building 203 will be retained and building 204 (total 25,000 square feet) will be demolished using MCA funds in FY09".

2. OMA Funded Demolition to meet the One-for-One requirement: (Do not identify OMA demolition costs within the MCA cost estimate of the project in Section 2, Block 9). Any square footage that will be demolished with OMA funds shall be documented in two areas of the DD Form 1391.

a. In "Block 10", Description of Proposed Construction, identify in simple narrative form the square footage that will be demolished, and the funding source for demolition. For example, "Demolish two buildings (Building 203, and 204, total 25,000 SF) using OMA funds (or FRP funds)."

b. In Tab H, Accommodations and Disposal, Identify the buildings by building number and the square footage to be demolished with OMA funds. In the text section of Tab H identify that the facilities are to be demolished with OMA dollars, the program year in which the facilities are scheduled for demolition, and that the demolition is not funded by the project. Demolition may be funded using installation OMA dollars, as part of the Facilities Reduction Program (FRP), or by other means available to the installation or Region. For example, "Buildings 203 and 204 (total 25,000 SF) will be demolished using OMA in FY09, or, will be demolished in conjunction with an approved engineer training exercise".

3. Disposal and Turn Backs to meet the One-for-One requirement: Host Nation and Overseas Projects to be returned to the owner following an MCA project, or property to be disposed of through transfer of responsibility will be annotated in Block 10, and TAB H of the DD Form 1391.

Documentation of One For One Demolition (Cont)

- a. In "Block 10", Description of Proposed Construction, identify in simple narrative form the square footage that will be disposed of or turned back. For example, "50,000 SF to be returned to the Host Nation, or, 50,000 SF to transferred to the Department of the Air Force".
 - b. In Tab H, Accommodations and Disposal, Identify the buildings by Building Number, square footage to be retained, and the buildings and square footage to be transferred or turned back to the Host Nation. Include the building number(s) and square footage and the program year in which the facilities are scheduled for return or disposal. Sustainment savings of property to be disposed of or returned to the Host Nation should be captured and reported in the Real Property Inventory.
4. When Sufficient One-for-One Square Footage is Not Available at the Installation:
- a. If there is an insufficient quantity of facilities available for demolition on the installation where the construction is to take place, the IMA will identify facilities on other installations to satisfy the one-for-one requirement.
 - b. Any facilities used in this manner shall be clearly documented on the DD Form 1391 in Block 9, Block 10 and Tab H. The DD Form 1391 will identify the Installation(s), Building Number(s) and Square Footage as MCA funded or OMA funded demolition or disposal per paragraphs 1, 2 and 3 above, and the disposition tracked in the Real Property Inventory (RPI).
5. K-36. Facilities Reduction Program. The text from AR 415-15, Appendix K-36 will be modified by this memorandum follows:
- a. All references to MACOM will be changed to the "Installation Management Activity (IMA) or IMA Region".
 - b. Para. a. (3). Sentence two. Changed to read, "Demolition associated with a replacement project need not be on the same installation as the new construction".